



**Whitland Road, Bristol**  
 , BS13 9QG

**£260,000**





# Whitland Road, Bristol

## DESCRIPTION

Presenting a well-maintained three-bedroom terraced home, ideally suited for first-time buyers and investors. Situated in a great location with excellent public transport links, access to nearby schools, and a host of local amenities.

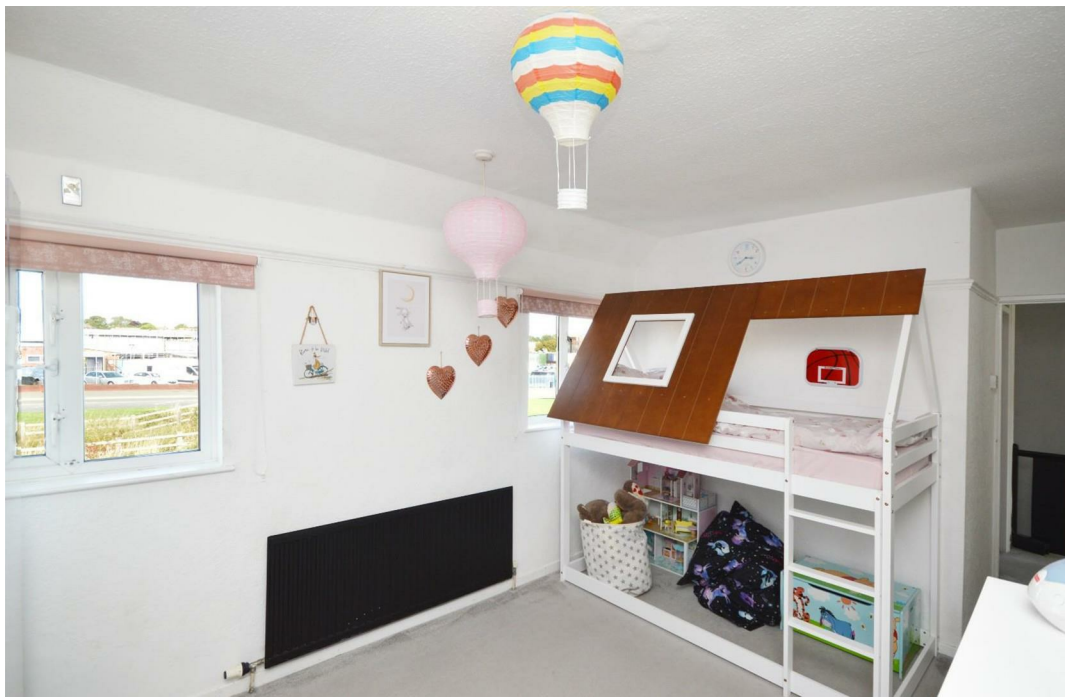
Upon entering, you are greeted by a light and airy lounge to the front of the property, perfect for relaxing or entertaining guests. The second reception room is a versatile dining room located at the rear, offering ample space for family meals or social gatherings. The kitchen, also positioned at the rear, offers direct access to the enclosed rear garden, as well as convenient access to the dining area, making it ideal for day-to-day family living and entertaining.

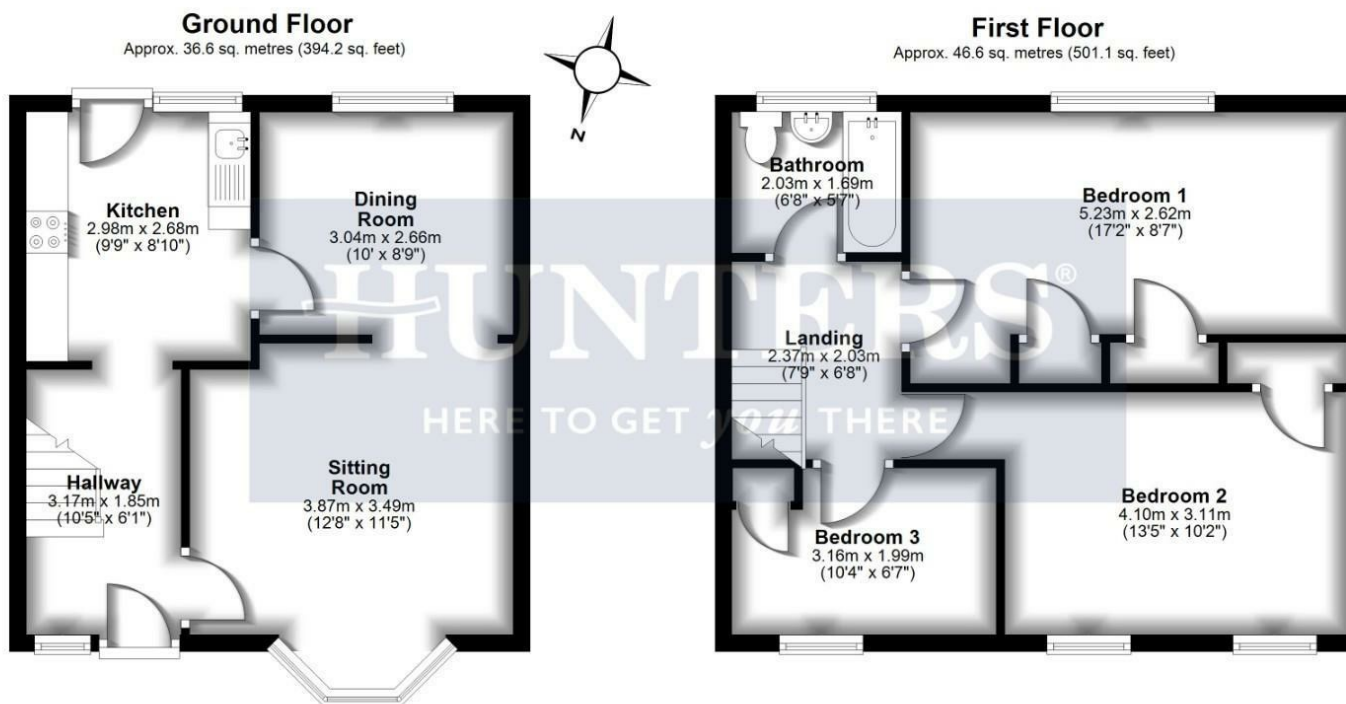
Upstairs, the property comprises two spacious double bedrooms and a well-proportioned single bedroom. A family bathroom serves the accommodation.

The rear of the property boasts an enclosed garden – perfect for outdoor dining, children's play, or simply enjoying a quiet afternoon. There is also a handy storage outbuilding providing additional space for garden equipment or bikes. Being offered to the market with no onward chain, this home presents a fantastic opportunity for a swift and straightforward purchase. Contact us today to arrange your viewing!



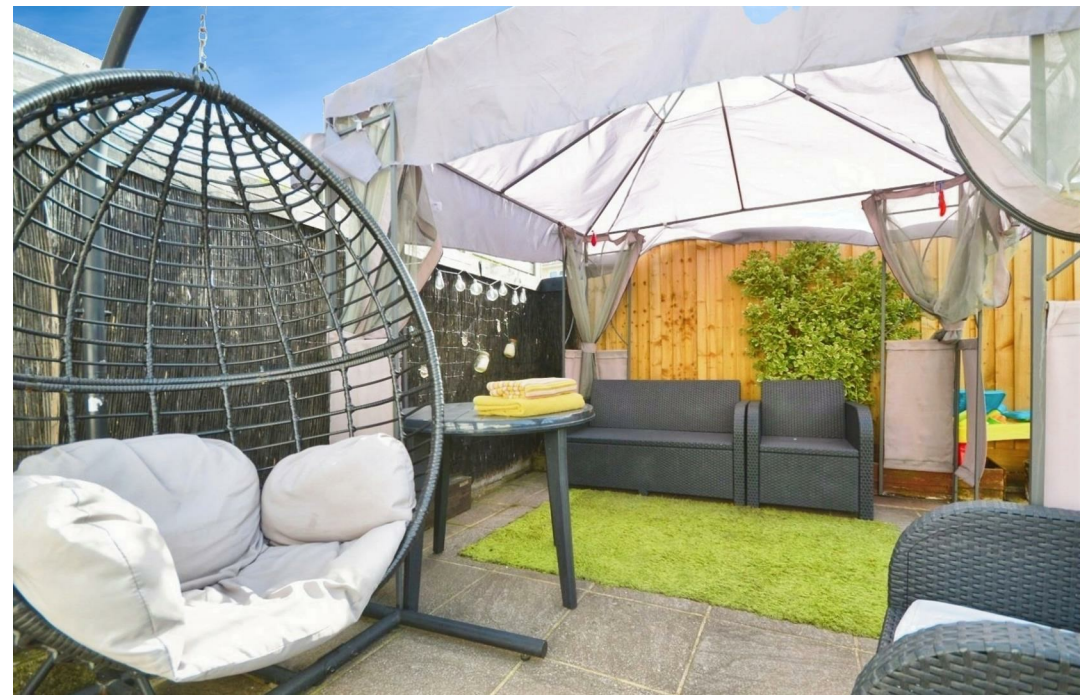


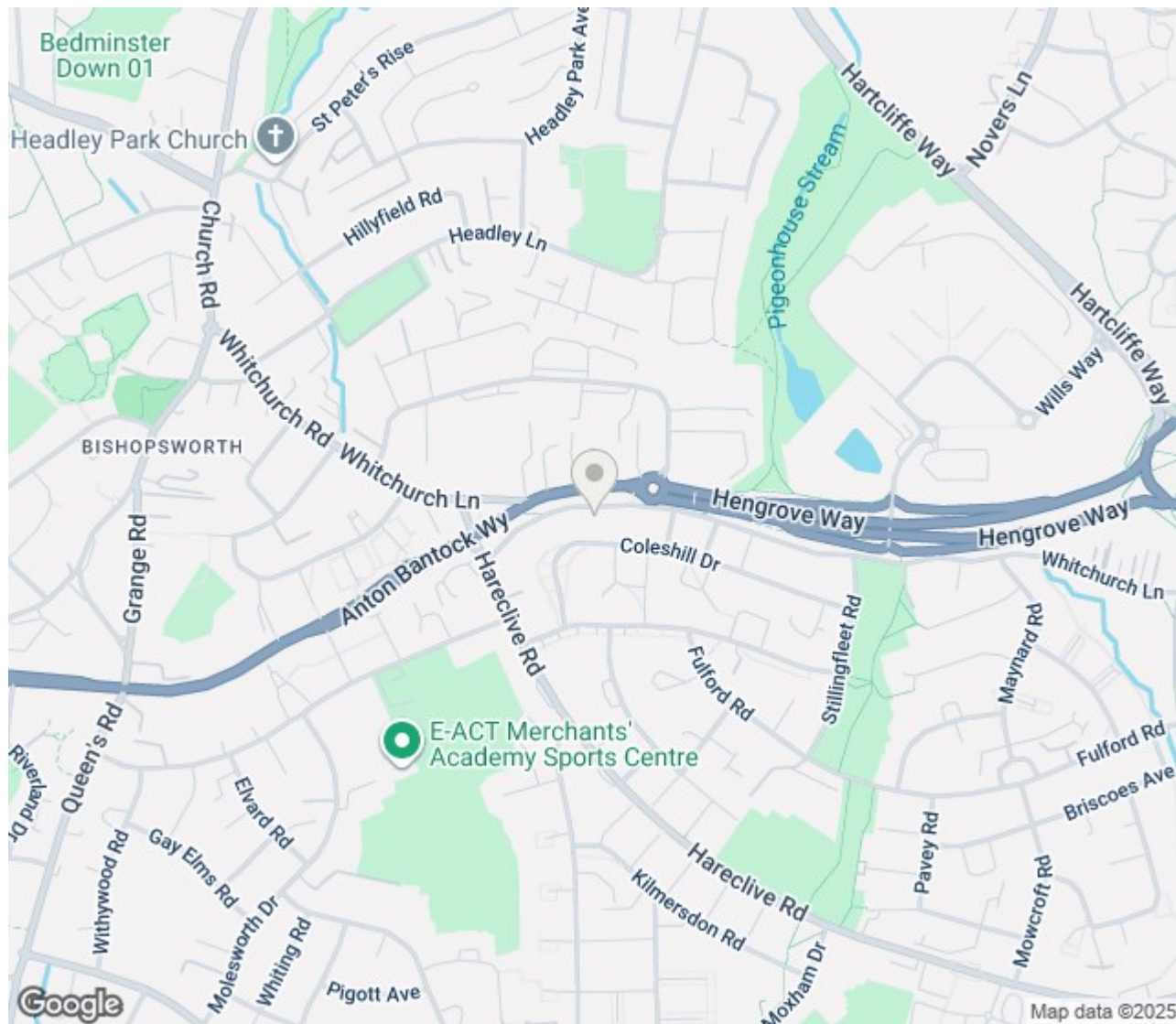




Total area: approx. 83.2 sq. metres (895.3 sq. feet)







## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441 | [bishopsworth@hunters.com](mailto:bishopsworth@hunters.com)**

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HERE TO GET *you* THERE





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.